NEW CRICKET GROUND AT OUTTRIM

1 Description of Proposal

The facility will be classified as an Outdoor Recreation Facility (cricket ground). Access will be limited to participants and spectators of cricket games scheduled for play at the cricket ground. Access will be limited through a lockable gate on the driveway entrance off Outtrim Moyarra Rd to the carpark and cricket oval.

Expected number of people expected to use the facility on a daily, weekly and monthly basis:
- Cricket ground will be used during cricket season which runs from start of October to end of March.
- Games will be played on Saturdays between the times of 12 midday and 6pm.
- Games are between two teams of 12 players. It could be expected that up to a maximum of 20 spectators would be at the ground on any given Saturday.
- The facility will not be used anytime at night.

Estimated number of people:
- Saturdays 24 players up to 20 spectators = 44 maximum
- Each month October/November/December/January/February/March
  4 Saturdays in month = 4 x 44 - 176 people a month
  5 Saturdays in month = 4 x 44 - 220 people a month

Usage: 1 day a week for 6 hours

2 Site Plan (photos and drawings attached)

- The new access driveway off Outtrim Moyarra Rd is 280 metres north from the existing Outtrim Moyarra Road and Grays Road.
- There will be no vegetation removed during the construction of the driveway and crossover. (see photo)
- The car park surface will be 20mm c1/2 crushed rock which will be compacted.
- The car park will be able to accommodate 20 cars parked. Allowance of car parks to be 3 metres wide. (see car park plan)
- A lockable garage with awning will be beside the carpark. (see shed plan drawing)
- Seating areas will be beneath the awning of the shed.
- There won't be any on site toilet facilities. Outtrim Recreation facilities are 400 metres away.
- There won't be any service connections (power, water, sewerage, telecommunications, gas) to the land.
• The garage and awning will be 20 metres away from the property boundary. (see site drawing)
• The fence around the oval will be comprised of 6' posts which are 4-5” round. 90 cm high wire netting will attached to the posts with 2 strands of barb wire on top. A 10’ access gate of weldmesh will be included in the fence.

3. Garage and Awning
• Garage = 6 metres x 4.2 metres
• Awning = 6 metres x 2.1 metres
• Fully enclosed walls with access by roller door in front wall
• Highest point of building = 3 metres
• Colorbond Bluescope steel walls. Colour = Pale Eucalypt
• Roof cladding = Pale Eucalypt
• Frame construction is RHS columns and rafters
• Downpipes to ground level
• Location is 20 metres from Outtrim Moyarra Rd entrance.
Data Source: Vicmap Property

WARNING: No warranty is given as to the accuracy or completeness of this map. Dimensions are approximate. For property dimensions, undertake a Title search.
NEW PROPOSED SPORTS OVAL AT OUTTRIM

View looking north of location. Taken from corner of Grays Rd and Outtrim Moyarra Rd.

Area on Outtrim Moyarra Rd where entrance and car park will be established for new sports oval.

Area where the entrance to the ground will be placed. No vegetation to go.
**Crushed rock** 20mm c/1/2 in entrance and car park

**Entrance** SD 1991 specs.
- 280 metres
- Up Outtrim Moyarra Rd
- From Grays Rd.

**Shed** 20 metres from boundary

**Car Park** 20 spaces

**Oval** 160 metres x 130 metres

**Fence Oval**
- 6 posts
- 90cm wire netting
- 2 strands barb wire

**Current Fencing**
current fencing
- driveway gate 14' or 4.2 metres
- Caparks 3m wide x 5m deep
  20mm e/1/2 crushed rock

ACCESS DRIVEWAY
SD 1991

SCALE
1 cm = 2 metres

DEAD TREE STUMP

SHED WITH AWNING 6m x 6m

OUTTRIM MOYARRA RD

NEW OVAL FENCE

CURRENT VEGETATION

Oval Fence
- 6' posts
- 90cm wire netting
- 2 strands of barb wire on top.
**GARAGE + AWNING**

Garage = 6m x 4.2m

Awning = 6m x 2.1m

* Fully enclosed walls. Roller door access.
* Highest point of building = 3 metres
* Colorbond colour = Pale Eucalypt
* Bluescope Steel walls + roof
SHADE STRUCTURE - NEW SPORTS GROUND

Proposed design and details:

- **Design**: Garage and awning
- **Length**: 6m x 6m
- **Span**: 4.2m x 3.0m
- **Eaves height**: 2.7m
- **Bay size**: 2 x 3.0m
- **Style**: Roof only with no walls
- **Roof Type**: Gable & Skillion
- **Roof Pitch**: 10dg & 5dg
- **Frame Construction**: RHS columns and rafters
- **Roof Purlins**: galvanised 64ml Top Hat 75 gauge
- **Wall girts**: galvanised 64ml Top Hat 75 gauge
- **Roof cladding**: corrugated
- **Downpipes to ground level**

![Front View](image)

![Side View](image)
The area to be used for the oval already has a slight rise from the outside areas into the centre of the proposed oval. Thus we don’t believe there will be any need for drainage works or concerns about erosion.

As the ground is reasonable flat with a slight rise to the area of the centre pitch very little cut and fill will be required apart from levelling around the concrete slab.

Planning Permit - Open Sports Ground

Ground Dimensions
180 metres North – South
120 metres West - East
Farming Zone
As the oval will be used for Leisure and Recreation (other than informal outdoor recreation) and will have a small carpark a permit is required.

General Issues
Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.
- The area is flat and ideally situated for a sports ground with easy, close, road access.
  Currently lightly used for occasional cattle agistment

Agricultural Issues
Whether the use or development will adversely affect soil quality or permanently remove land from agricultural production.
- New sports ground will have no effect on soil quality and if needed could easily be converted back to original state.
- As it will mowed regularly the grass quality should improve
- As it is only a small infrastructure shade shed, it could easily be dismantled and no land use will be lost if returned to agricultural use

Environmental Issues
The impact of the proposal on the natural physical features and resources of the area, in particular on soil and water quality.
The impact of the use or development on the flora and fauna on the site and its surrounds.
The need to protect and enhance the biodiversity of the area, including the retention of vegetation and faunal habitat
- New sports ground has no impact on natural physical features and development of flora and fauna. Current site has no trees etc in proposed area.

Design and siting issues
The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.
The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.
Whether the use and development will require traffic management measures.
- New sports ground won’t require traffic management measures will not affect any existing or proposed infrastructure.
25th August 2015

Russ White
President
OMK Cricket Club
340 Hillgroves Road
Leongatha South

Dear Russ,

LAND OWNER CONSENT – NEW CRICKET GROUND FOR OMK CRICKET CLUB

I refer to the proposal by the OMK cricket club to construct a new ground for their cricket club in the area of Outtrim.

As the landowner of the site on the Outtrim - Moyarra Road where the OMK Cricket Club is looking to develop the new cricket ground I have no objections to the works proceeding subject to the OMK cricket club obtaining all appropriate permits and statutory approvals prior to the commencement of any works.

If you have any further questions I can be contacted on 5555 1991.

Yours Sincerely

[Signature]
Dear Russell,

Application Number (CMA Ref): WG-F-2015-0365

Property: Street: 375 Outtrim-Moyarra Road, Outtrim, Victoria 3951
Cadastral: CP165487, Parish of Jumbunna East

Regarding: Flood Advice - Construction of new cricket ground

Thank you for your enquiry, received at the West Gippsland Catchment Management Authority ('the Authority') on 5 August 2015.

The Authority’s assessment indicates that the property is covered by the following Zones and Overlays in the South Gippsland Planning Scheme:

Zone(s): Farming Zone (FZ)
Overlay(s): Environmental Significance Overlay - Schedule 5 (ES05)

Floods are classified by the frequency at which they are likely to occur. In Victoria, all proposals for development on floodplains are assessed against a flood that, on average, will occur once every 100 years. A flood of this size has a 1% chance of occurring in any given year, and is known as either the 100 year Average Recurrence Interval (ARI) flood or the 1% Annual Exceedance Probability (AEP) flood.

Please note that the 1% probability flood is the minimum standard for planning in Victoria, and is not the largest flood that could occur. There is always a possibility that a flood larger in height and extent than the 1% AEP flood may occur in the future.

In assessing applications for subdivision or development of land, the Authority considers the following issues:
- The appropriateness of the proposal in relation to the flood hazard.
- If flooding of the site is likely to result in danger to the life, health and safety of the occupants.
- If a property relies on low-level access to and from the site.
- If a development is likely to increase the burden on emergency services and the risk to emergency personnel.
- If a development is likely to increase the amount of flood damage to public or private assets.
- If a development is likely to raise flood levels or flow velocities to the detriment of other properties. Potentially adverse effects on upstream and downstream areas must be identified and addressed. Development should not transfer flooding problems from one location to another.
- If a development is likely to obstruct flood flows or reduce natural flood storage. The capacity of land subject to inundation to convey and store floodwater must be maintained.
- If a development is likely to be detrimental to natural habitats, waterway stability, water quality or sites of significance.
- If any subdivision, development or redevelopment is likely to increase the number of buildings located in a floodway area.
The Authority does not have any official record of flooding for the property described above on which to base its assessment. Mapping indicates that an unnamed tributary of the Powlett River adjoins the southern boundary of the property as shown in Figure 1.

The Authority holds no information in relation to the arrangement and capacity of stormwater drainage infrastructure in the area and no information on the potential for flooding from local runoff or surcharge of drainage systems.

**Figure 1: Mapping indicating designated unnamed waterway and estimated 1% AEP flood extent.**

Information available to the Authority indicates that the property ranges in elevation from 49.5 metres AHD to 112.5 metres AHD. Please note that land levels provided by the Authority are an estimate only and should not be relied on by the applicant. Prior to any detailed planning or building approvals, a licensed surveyor should be engaged to confirm the above levels.

The Authority advises that in the event of a 1% AEP flood it is likely that approximately 30% of the property would be subject to inundation from the unnamed tributary of the Powlett River. This is based on the proposed Land Subject to Inundation Overlay (LSIO) to be incorporated into the South Gippsland Shire Council's Planning Scheme.

The Authority advises that in the event of a 1% AEP flood, the primary vehicle egress route from the property to the north where flood-free emergency relief and recovery facilities can be accessed (i.e. Korumburra) is likely to remain flood free and the road to the south could experience flooding during a flood event.

The Authority notes that the proposal is for the construction of a new cricket ground. The location for the proposed cricket ground is well elevated, being approximately 4 metres higher than the estimated 1% AEP flood level. In addition, the oval site is over 100 metres from the nearest estimated flood extent. A photo taken during the June 2012 flood event (Figure 2) indicates that the area was not subject to riverine type flooding. This flood event has been classified as a 1% AEP / 1 in 100 year flood event.
In light of the above information, the Authority would be unlikely to object to the construction of a cricket ground and any associated club rooms.

Please note: This document contains flood level advice only and does not constitute approval or otherwise of any development at this location.

Should you have any queries, please do not hesitate to contact Geraldine Alexander on 1300 094 262. To assist the Authority in handling any enquiries please quote WG-F-2015-0365 in your correspondence with us.

Yours sincerely,

[Signature]

Linda Tubnor
Statutory Planning Team Leader

Cc: South Gippsland Shire Council

The information contained in this correspondence is subject to the disclaimers and definitions attached.
Definitions and Disclaimers

1. The area referred to in this letter as the ‘proposed development location’ is the land parcel(s) that, according to the Authority’s assessment, most closely represent(s) the location identified by the applicant. The identification of the ‘proposed development location’ on the Authority’s GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.

2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.

3. AEP as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (%) risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).

Please note that the 1% probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1% probability flood may occur in the future.

4. AHD as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.

5. ARI as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.

6. Nominal Flood Protection Level – is the minimum height required to protect a building or its contents, which includes a freeboard above the 1% AEP flood level.

7. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.

8. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority’s written approval of the form and context in which it would appear.

9. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.